

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>Eric J. Olson (SBN 37630) EJOLSONLAW 301 East Colorado Boulevard, Suite 520 Pasadena, California 91101 T: 818-245-2246 C: 626-224-5619 E: Eric@EJOLsonLaw.com</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: (See Attachment 1)</p>	FOR COURT USE ONLY
<p>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION</p>	
<p>In re: Leslie Klein</p> <p>Debtor(s).</p>	<p>CASE NO.: 2:23-bk-10990-SK ADVERSARY NO.: (if applicable) CHAPTER: 11</p>
<p>Plaintiff(s) (if applicable). vs. Defendant(s) (if applicable).</p>	<p>NOTICE OF APPEAL AND STATEMENT OF ELECTION</p>

Part 1: Identify the appellant(s)

1. Name(s) of appellant(s): Defendants (See Attachment 1)

2. Position of appellant(s) in the adversary proceeding or bankruptcy case that is the subject of this appeal:

For appeals in an adversary proceeding.

Plaintiff
 Defendant
 Other (describe):

For appeals in a bankruptcy case and not in an adversary proceeding.

Debtor
 Creditor
 Trustee
 Other (describe): Adversary Proceeding Defendant

Attachment 1 to Notice of Appeal and Statement of Election

2:23-bk-10990-SK

Adversary Proceeding Defendant (2:24-ap-01140-SK):

Leslie Klein, an individual; The Second Amended Klein Living Trust, a trust; The Marital Deduction Trust of Erika Klein, a trust; The Survivor's Trust of Leslie Klein, a trust; and Barbara Klein, an individual

Part 2: Identify the subject of this appeal

1. Describe the judgment—or the appealable order or decree—from which the appeal is taken:
Order Granting Motion of Chapter 11 Trustee (1) Restoring Possession of the Property Located at 322 N. June St., Los Angeles, California to the Trustee and Compelling Debtor to Vacate the Property
2. State the date on which the judgment—or the appealable order or decree—was entered: 02/13/2025

Part 3: Identify the other parties to the appeal

List the names of all parties to the judgment—or the appealable order or decree—from which the appeal is taken and the names, addresses, and telephone numbers of their attorneys (attach additional pages if necessary):

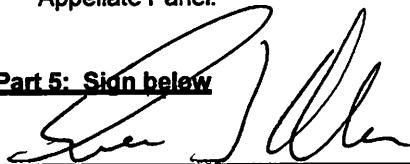
1. Party: Bradley D. Sharp, Chapter 11 Trustee
Attorney:
Jeffrey W. Dulberg, John W. Lucas, Jeffrey P. Nolan
PACHULSKI STANG ZIEHL & JONES LLP
10100 Santa Monica Boulevard, 13th Floor
Los Angeles, California 90067
T: 310-277-6910 F: 310-201-0760
E: jdulberg@pszjlaw.com; jlucas@pszjlaw.com; jnolan@pszjlaw.com;
2. Party:
Attorney:

Part 4: Optional election to have appeal heard by District Court (applicable only in certain districts)

If a Bankruptcy Appellate Panel is available in this judicial district, the Bankruptcy Appellate Panel will hear this appeal unless, pursuant to 28 U.S.C. § 158(c)(1), a party elects to have the appeal heard by the United States District Court. If an appellant filing this notice wishes to have the appeal heard by the United States District Court, check below. Do not check the box if the appellant wishes the Bankruptcy Appellate Panel to hear the appeal.

Appellant(s) elect to have the appeal heard by the United States District Court rather than by the Bankruptcy Appellate Panel.

Part 5: Sign below



Date: 1-26-25

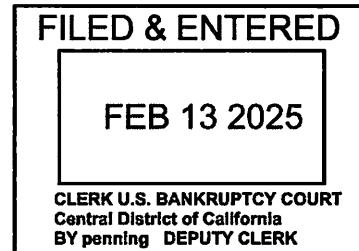
Signature of attorney for appellant(s) (or appellant(s) if not represented by an attorney)

Fee waiver notice: If appellant is a child support creditor or its representative and appellant has filed the form specified in § 304(g) of the Bankruptcy Reform Act of 1994, no fee is required.

[Note to inmate filers: If you are an inmate filer in an institution and you seek the timing benefit of Fed. R. Bankr. P. 8002(c)(1), complete Director's Form 4170 (Declaration of Inmate Filing) and file that declaration along with the Notice of Appeal.]

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2 John W. Lucas (CA State Bar No. 271038)
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Counsel to Bradley D. Sharp, Chapter 11 Trustee

**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA
LOS ANGELES DIVISION**

In re

LESLIE KLEIN,

Debtor.

,

Case No. 2:23-bk-10990-SK

Chapter 11

**ORDER GRANTING MOTION OF
CHAPTER 11 TRUSTEE (1) RESTORING
POSSESSION OF THE PROPERTY
LOCATED AT 322 N. JUNE ST., LOS
ANGELES, CALIFORNIA TO THE
TRUSTEE AND COMPELLING
DEBTOR TO VACATE THE PROPERTY**

[Relates to Docket Nos. 890, 903, and 905]

Date: February 12, 2025
Time: 9:00 a.m.
Place: Courtroom 1575
255 E. Temple Street
Los Angeles, CA 90012

A hearing was held on February 12, 2025 at 9:00 a.m. in Courtroom 1575, 255 East Temple Street, Los Angeles, California 90012 before the Honorable Sandra R. Klein for the Court to consider and act upon the *Motion of Chapter 11 Trustee (1) Restoring Possession of the Property Located at 322 N. June St., Los Angeles, California to the Trustee and Compelling Debtor to Vacate the Property; and (2) Directing and Authorizing the United States Marshal Service, or Any Other*

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1 *Law Enforcement Agency With Jurisdiction, to Enforce the Order of the Court to Restore Possession*
2 *of the Property to the Trustee* [Docket No. 890] (the “Motion”), filed by Bradley D. Sharp, in his
3 capacity as Chapter 11 Trustee (the “Trustee”) of the bankruptcy estate of Leslie Klein.
4 Appearances were as noted on the record.

5 Based upon the record, the declarations of Bradley D. Sharp and Jeffrey W. Dulberg filed in
6 support of the Motion, the opposition filed by Leslie Klein, Leslie Klein as Trustee of The Second
7 Amended Klein Living Trust, Leslie Klein as Trustee of The Marital Deduction Trust of Erika Klein,
8 Leslie Klein as Trustee of The Survivor's Trust of Leslie Klein, and Barbara Klein [Docket No. 903],
9 the Trustee’s reply thereto [Docket No. 905], the arguments of counsel at the hearing, the findings
10 made by the Court on the record of the hearing, and for the reasons stated by the Court on the record
11 of the hearing, and good cause appearing therefor,

12 **IT IS HEREBY ORDERED** that:

13 1. The Motion is GRANTED as follows.
14 2. Legal title to the property described as Lot 300 of Tract No 8320 in the City of Los
15 Angeles, as per Map recorded in Book 98, Page 41 of Maps in the Office of the County Recorder of
16 Los Angeles County, California, commonly known as 322 N. June Street, Los Angeles, CA, APN #
17 5523-033-008 (the “Property”) is property of the bankruptcy estate of Leslie Klein (the “Debtor”)
18 and Bradley D. Sharp, in his capacity as Trustee of the Debtor’s estate, holds the power to exercise
19 or enforce all legal and equitable rights of the Property, including all authority to perform all acts as
20 the owner of the Property, including memorializing the transfer of legal title of the Property from or
21 to the Debtor’s estate.

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1 Capitalized terms not defined herein shall have the same meaning ascribed to them in the Motion.

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1 3. Within 30 days after entry of this Order, the Debtor and all occupants of the Property
2 (i.e., 322 N. June St., Los Angeles, California) must vacate and deliver possession of the Property to
3 the Trustee.

4 4. The Court shall retain jurisdiction to interpret and enforce the terms of this Order.

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Date: February 13, 2025



Sandra R. Klein
United States Bankruptcy Judge

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PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:
301 East Colorado Boulevard, Suite 520, Pasadena, California 91101

A true and correct copy of the foregoing document entitled: **NOTICE OF APPEAL AND STATEMENT OF ELECTION** will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner stated below:

1. **TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF)**: Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (date) 02/26/2025, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

Service information continued on attached page

2. **SERVED BY UNITED STATES MAIL**:

On (date) 02/26/2025, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

Service information continued on attached page

3. **SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (date) _____, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

02/26/2025 Jasper Pantaleon
Date Printed Name

Signature



1 **I. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF)":**

- 2 • Donald L. Saltzman dlslawcorp@aol.com
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- 11 • Krikor J Meshefelian kjm@lnbyq.com

10 II. **SERVED BY UNITED STATES MAIL:**

11 Hon. Sandra Klein
12 U.S. Bankruptcy Court
13 255 East Temple Street #1582
14 Los Angeles, California 90012

15 Peter C. Anderson, U.S. Trustee
16 Michael Jones, Assistant U.S. Trustee
17 Office of the U.S. Trustee
18 915 Wilshire Boulevard Suite 1850
19 Los Angeles, California 90017

20
21 Nathan Talei
22 Oldman, Sallus & Gold, LLP
23 16133 Ventura Boulevard, PH-A
24 Encino, California 91436